

# Ontario's Public Land Commercial Uses

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Ministry of  
Natural  
Resources

Hon. Vincent G. Kerrio  
Minister

Mary Mogford  
Deputy Minister

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## Commercial Uses

These are lands suitable for enterprises such as service stations, motels, tourist resorts, marinas, or tent and trailer camps. Sites are available in most districts and are generally no smaller than one hectare and no larger than six hectares. The six hectare maximum may be exceeded for uses such as commercial airstrips, golf courses or manufacturing complexes.

Waterfront sites and highway locations are usually preselected by the Ministry. Where this is not the case, a site chosen by the applicant may be considered. All sites and improvements are subject to approval of the local health authorities and the local municipality. The proposed development must be compatible with this Ministry's land use plans for the area.

To obtain Crown land for commercial purposes, an applicant must be at least eighteen years of age. Eligibility does not currently require full-time residence in Ontario or Canadian citizenship.

Improvement requirements are written in as conditions of the sale or lease. This means that buildings or other improvements must be erected on the property, to a specified value within a specified period (usually two years). Failure to fulfill these conditions renders the sale or lease liable to cancellation, as does use of the land for a purpose other than that for which it was granted.

Prices for commercial sites are established by appraisal, tender or auction. Rents for leases are at prevailing market rates, subject to review and revision every five years. The applicant is obliged to pay the cost of a survey of the site by an Ontario Land Surveyor. Both lessees and purchasers are responsible for paying any taxes which may be levied on the property by provincial or municipal taxing agencies.

If you wish to proceed toward obtaining a commercial site, you should follow these steps:

1. Select a general area of Northern Ontario in which you are interested. (Refer to Publication No. 5163 map). Except for marina sites, Crown land for commercial use is generally not available south of the French and Mattawa rivers.
2. Write or visit the district office in the area of your choice. Be sure to fully describe the intended use to be made of the desired location.
3. If you find out that a site is available, visit the area to inspect the exact location.

4. Draw up a site plan and/or building specification plans as required by the district office or by other agencies that have jurisdiction.
5. Obtain written approval for your proposed development from each of the following agencies:
  - (a) Ministry of Environment or Local Health Unit.
  - (b) Local Municipality and/or Planning Board (if any).
  - (c) Ministry of Transportation and Communications (re. Entrance Permit for access to highway).
  - (d) Ministry of Tourism and Recreation (if your proposed development includes the accommodation of paying guests).
6. If the site is to be disposed of by tender or auction, arrange to participate.
7. Complete a formal application form at the local district office of the Ministry of Natural Resources.

